

AN ORDINANCE 2006-03-23-0401

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.742 acres out of Lot 193, NCB 35 from "I-2" Heavy Industrial District and "I-1" General Industrial District to "L" Light Industrial District.

**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective on April 2, 2006.

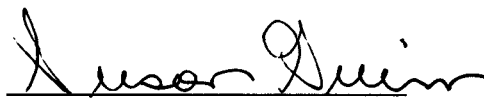
**PASSED AND APPROVED** this 23rd day of March, 2006.

ATTEST:

  
City Clerk

  
M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** Z-6.

**Date:** 03/23/06

**Time:** 02:14:20 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006044 (District 5): An Ordinance amending the zoning district boundary from "I-2" Heavy Industrial District and "I-1" General Industrial District to "L" Light Industrial District on 0.742 acres out of Lot 193, NCB 35, 1618 S. Zarzamora Street as requested by San Antonio Produce Terminal Market, Applicant, for San Antonio Produce Terminal Market, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3	Not present			
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

**FIELD NOTES FOR  
A**

**Z2006044**

0.742 acre tract of land out of a Tract 1, and described in deed from Produce Market Building Corporation to San Antonio Produce Terminal Market, dated September 15, 1952, recorded in Volume 3277, Page 84 of the Deed Records of Bexar County, Texas, being out of Lot 193, NCB 35, being further described, as follows:

**BEGINNING:** At an iron pin found set at the intersection of the East right-of-way line of South Zarzamora Street with the Northwest right-of-way line of a Southern Pacific Railroad R.O.W., for the most southerly corner of said tract;

**THENCE:** North 06° 32' 00" East - 249.00 feet along the East right-of-way line of South Zarzamora Street, to a point for the most Northerly corner of this herein described tract;

**THENCE:** South 83° 10' 20" East - 165.00 feet along the north line to a point for the most northeast corner of the herein described tract;

**THENCE:** South 04° 47' 24" West - 143.00 feet along the east line to a point at the north right-of-way of a Southern Pacific Railroad R. O. W. for the most southeast corner of the herein described tract;

**THENCE:** South 65° 09' 06" West 200.00 feet along the northwest line of the Southern Pacific Railroad R. O. W. and the southeast line of said herein described tract to the point on the East right-of-line of South Zarzamora Street to the point of beginning of this 0.742 acre tract.

**EXHIBIT A**  
to Ordinance No. \_\_\_\_\_  
passed and approved on 03-23-06.

# CASE NO: Z2006044

## Staff and Zoning Commission Recommendation - City Council

**Date:** March 23, 2006

**Zoning Commission Meeting Date:** February 21, 2006

**Council District:** 5

**Ferguson Map:** 616 A7

**Appeal:**

**Applicant:**

**Owner:**

San Antonio Produce Terminal Market

San Antonio Produce Terminal Market

**Zoning Request:** From "I-2" Heavy Industrial District and "I-1" General Industrial District to "L" Light Industrial District

0.742 acres out of Lot 193, NCB 35

**Property Location:** 1618 S. Zarzamora Street

Just east of the intersection of Saltillo Street and South Zarzamora Street

**Proposal:** For parking of transient vehicles and storage and to allow for an auto and truck sales lot.

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval

The subject property is a part of the San Antonio Produce Terminal Market, an industrial area. Currently, the property is developed as a used car lot. However, the Code Compliance Department cited owner for not having a Certificate of Occupancy. The owner attempted to obtain a certificate of occupancy and was informed that they did not have the appropriate zoning.

The applicant is now before the Zoning Commission in order to obtain the appropriate zoning for the existing car lot and transient vehicle parking. The request is a downzoning from the existing "I-1" zoning. The applicant is not requesting a further downzoning to "C-3" S because they would still like to retain the industrial zoning since the remainder of the subject property and the surrounding area is industrial in character. There is an active railroad adjacent to the subject property.

### **Zoning Commission Recommendation:**

Approval

### **VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

**Z2006044**

**ZONING CASE NO. Z2006044** – February 21, 2006

Applicant: San Antonio Produce Terminal Market

Zoning Request: "I-2" Heavy Industrial District and "I-1" General Industrial District to  
"L" Light Industrial District.

Applicant/Representative not present.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Rodriguez and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.742 acres out of Lot 193, NCB 35 at 1618 S. Zarzamora Street.
2. There were 8 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, McAden, Martinez,  
Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

